

# Using PublicAccess to find the constraints on your property

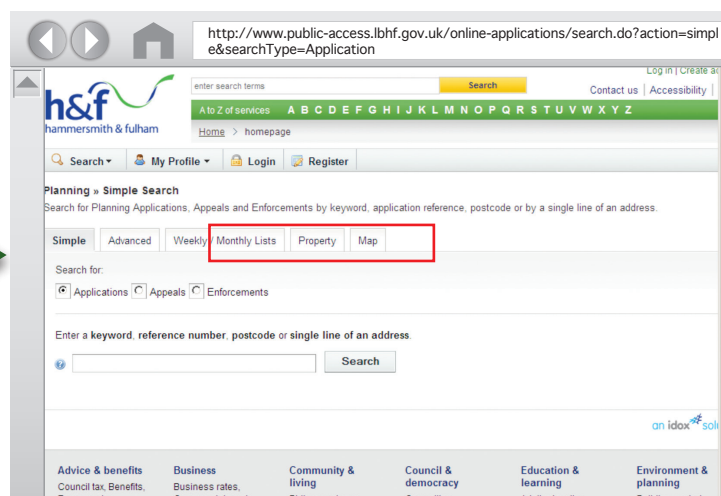
1

Open planning search on the planning website by clicking on the yellow box.



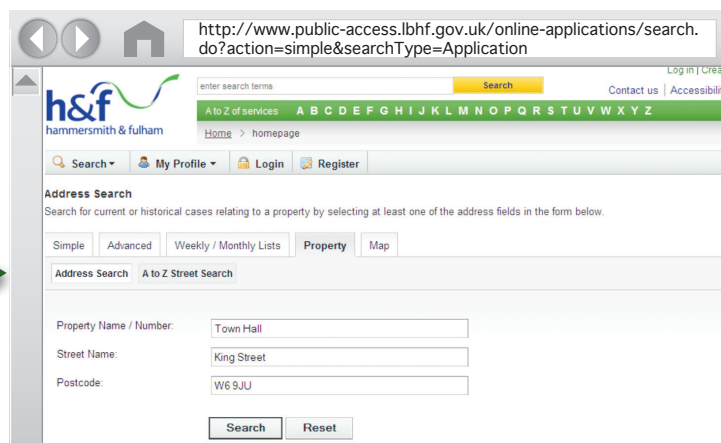
2

In the 'simple search' page, find the 'Property' tab and click on it.



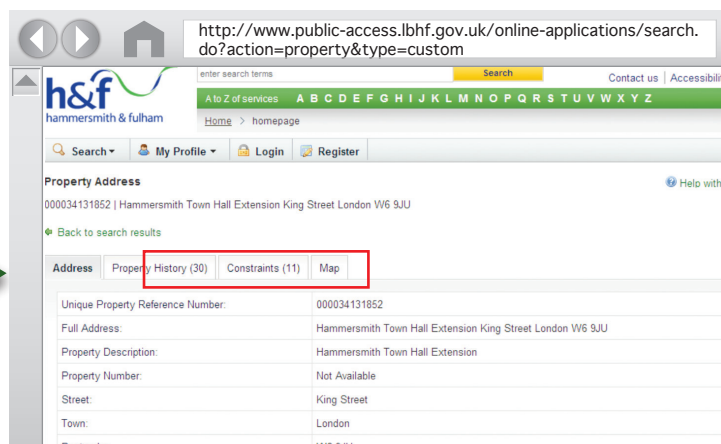
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Put your address or the address you are interested in finding the information and click on the search button.



4

On the results page, click on the tab 'Constraints' to find the different limitations of the property selected.



# Use PublicAccess to find the constraints on your property

## Which types of constraints apply and what do they mean?

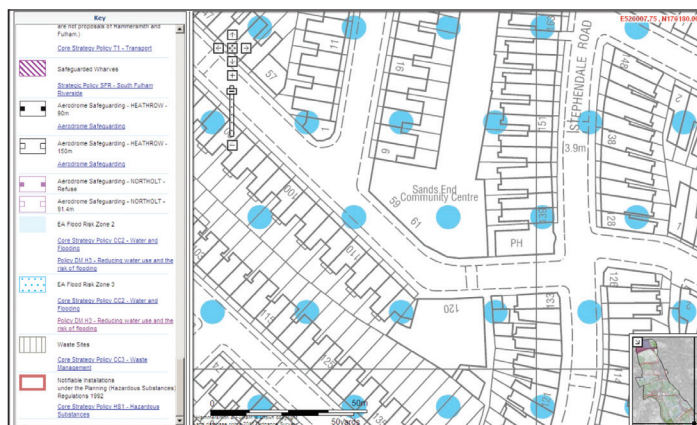
A property might be subject to different types of constraints which might affect the development of the site. When you are making a planning application, it is important to know which constraints affect the site and which documents do you need to submit with your planning application in order to address those constraints.

### Which types of planning constraints?

Some of the most important constraints are:

- 1. Environment Agency Flood Risk (Zone 2 or Zone 3):** In order to reduce or avoid the possible effect of flooding into the property and surroundings, the Environment Agency is requesting a Flood Risk Assessment (commonly known as FRA). Planning applications of one hectare or greater within flood zone 1, or applications of any size within flood zones 2 or 3, will need to be accompanied by one. **If your application requires a FRA and you do not submit one, your application will not be valid.**

Find out which information you need to submit with your FRA: <http://www.environment-agency.gov.uk/research/planning/93498.aspx>

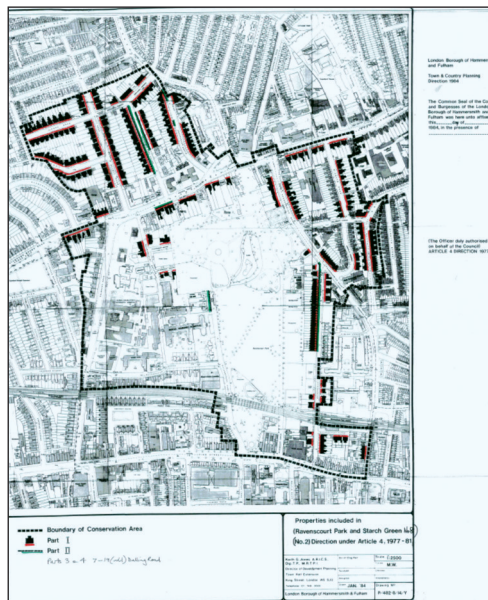


- 2. Conservation Area:** If your property is within one of the 45 Conservation Areas in the borough you will need to ask for planning permission for any proposal, even if the property is a single dwelling. Conservation Areas have been determined and characterized as a way to protect and enhance the built environment.



- 3. Trees in Conservation Areas:** If you want to prune or remove a tree on private land in a Conservation Area, you will need to give six weeks' notice to the council. This only applies to trees with a trunk diameter of 75 mm or more.

- 4. Article 4:** Single dwelling houses and specific proposals might not require planning permission as a result of Permitted Development but, if the site of the proposal falls under an Article 4 direction it means that some of those rights have been restricted and you will require planning permission. You can check the restrictions imposed in the following link: [http://www.lbhf.gov.uk/Directory/Environment\\_and\\_Planning/Planning/Urban\\_design\\_and\\_conservation/Article\\_4\\_directions/67954\\_Article\\_4\\_Directions.asp](http://www.lbhf.gov.uk/Directory/Environment_and_Planning/Planning/Urban_design_and_conservation/Article_4_directions/67954_Article_4_Directions.asp)



- 5. Listed Building:** As a way to protect notable buildings, English Heritage has a list of buildings which require a special planning permission for any alteration. It is a criminal offence to extend, demolish or carry out internal or external alterations to a listed building without having Listed Building Consent from the council, even if you did not know the building was listed. For further information about a listed building or advice about getting Listed Building Consent please contact the council's Urban Design and Conservation Team
- 6. Tree Preservation Orders:** In order to protect trees in the borough and those groups of trees which are particularly important there is a constraint known as Tree Preservation Orders (TPO). These orders make it an offence to remove, prune or damage protected trees even if they are on private land. If you want to carry out work on a protected tree, you will need planning permission.

Other types of constraints that might show up on your search include:

- **Controlled Parking Zone**, the system will show the restrictions of parking in the site
- **Technical Site Safeguarding Direction**, related to Aerodrome Safeguarding reasons
- **Buildings Structures And Works Exceeding 90 Metres**, related to Aerodrome Safeguarding reasons
- **Hammersmith Embankment Residents' Association**, or the name of the Residents' Association of the area, which will be consulted on the proposal.